



City of Lowell - Planning Board

Planning Board Agenda

Monday January 4, 2016 6:30 P.M.

City Council Chambers, 2nd Floor City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

I. **Minutes for Approval**

None

II. **Continued Business**

Public Hearing: Special Permit Request – 167 School St., 01854

The Lowell Planning Board will hold a public hearing to hear all interested persons relative to an application by Clement Skorupka seeking Special Permit approval at 167 School Street. The proposal consists of the conversion of a two family dwelling to a three family dwelling on the subject property. The proposed project is located in the Traditional Multi Family (TMF) zoning district and requires Special Permit approval from the Planning Board under Article 12: Table of Uses of the Lowell Zoning Ordinance.

III. **New Business**

Rezone Petition: 9 Magnolia Street and 8 & 20 Stockbridge Ave., 01854

A Public Hearing will be held to hear all interested persons relative to a proposed zoning amendment to extend the existing NB (Neighborhood Business) zoning district to include the area of 8 & 20 Stockbridge Ave and 9 Magnolia Street. The area is presently zoned SSF (Suburban Single Family) and is located adjacent to 149 Pawtucket Blvd.

73-79 Varney St. – Special Permit Request

The Lowell Planning Board and Zoning Board will hold a public hearing to hear all interested persons relative to an application by Victor Ganobi seeking Special Permit and Variance approval 73 – 79 Varney Street. The proposal is to construct a new three-family residential building without meeting lot side yard setbacks, lot area per dwelling unit and open space per unit requirements. The proposed project is located in the Traditional Multi-Family (TMF) zoning district and requires Special Permit approval under Sec. 12.1.c from the Planning Board and Variance approval from the Zoning Board under Sec. 5.1 of the Lowell Zoning Ordinance.

IV. **Other Business**

V. **Further Comments from Planning Board Members**

VI. **Adjournment**